

For Office Use Only  
Executive Office of Environmental Affairs  
MEPA Analyst: *Anne Canaday*  
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# NPC

## Notice of Project Change

The information requested on this form must be completed to begin MEPA Review of a NPC in accordance with the provisions of the Massachusetts Environmental Policy Act and its implementing regulations (see 301 CMR 11.10(1)).

Project Name: (Former) Boston State Hospital		EOEA #: 10681	
Street: Harvard Street/Morton Street/Walk Hill Streets			
Municipality: Boston		Watershed: Charles River	
Universal Transverse Mercator Coordinates: NAD Zone 19: 0326430.74 E, 4,683,831.72 N		Latitude: 42° 28' 74" N Longitude: 71° 10' 52" W	
Status of project construction: 66 %complete			
Proponent: Worcester City Campus Corporation c/o UMass Medical School			
Street: 55 Lake Avenue North			
Municipality: Worcester		State: MA	Zip Code: 01655
Name of Contact Person From Whom Copies of this NPC May Be Obtained: Maggie Schmitt			
Firm/Agency: Daylor Consulting Group		Street: 10 Forbes Road	
Municipality: Braintree		State: MA	Zip Code: 02210
Phone: 781-884-2533	Fax: 781-849-0096	E-mail: mschmitt@daylor.com	

In 25 words or less, what is the project change? The project change involves...  
Expanding the existing Massachusetts Biologic Laboratories (MBL) facility within the grounds of the former Boston State Hospital in Mattapan  
  
See full project change description beginning on page 3.

Date of ENF filing or publication in the Environmental Monitor: April 10, 1996

Was an EIR required?  Yes  No; if yes,  
was a Draft EIR filed?  Yes (Date: )  No  
was a Final EIR filed?  Yes (Date: )  No  
was a Single EIR filed?  Yes (Date: 1/3/06 )  No

Have other NPCs been filed?  Yes (Date(s): 9/30/97, 1/31/02, 1/18/05)  No

If this is a NPC solely for lapse of time (see 301 CMR 11.10(2)) proceed directly to "ATTACHMENTS & SIGNATURES" on page 4.

**PERMITS / FINANCIAL ASSISTANCE / LAND TRANSFER**

List or describe all new or modified state permits, financial assistance, or land transfers not previously reviewed:

Are you requesting a finding that this project change is insignificant? (see 301 CMR 11.10(6))  Yes  
 No; if yes, attach justification.

Are you requesting that a Scope in a previously issued Certificate be rescinded?  
 Yes  No; if yes, attach the Certificate

Are you requesting a change to a Scope in a previously issued Certificate?  Yes  No; if yes, attach Certificate and describe the change you are requesting:

Summary of Project Size & Environmental Impacts	Previously reviewed <sup>1</sup>	Net Change (MBL)	Currently Proposed
<b>(MBL= Massachusetts Biologic Laboratories) LAND</b>			
Total site acreage	170±	0	170±
Acres of land altered	NS <sup>2</sup> 4.4± MBL only	5.3± MBL only	NS <sup>2</sup> 9.7± MBL only
Acres of impervious area	NS <sup>2</sup> 4.4± MBL	3.3±	NS <sup>2</sup> 7.7± MBL
Square feet of bordering vegetated wetlands alteration	≤5000 SF (Olmsted) 0 (undeveloped)	0	≤5000 SF (Olmsted) 0 (undeveloped)
Square feet of other wetland alteration	≤10,000 SF (Olmsted) 0 (undeveloped)	0	≤10,000 SF (Olmsted) 0 (undeveloped)
Acres of non-water dependent use of tidelands or waterways	0	0	0
<b>STRUCTURES</b>			
Gross square footage	1,306,290±	100,900± <sup>3</sup>	1,407,190±
Number of housing units	620	0	620
Maximum height (in feet)	60±	0	60±
<b>TRANSPORTATION</b>			
Vehicle trips per day	8,875	988 (612) <sup>4</sup>	9,863 (9,487)
Parking spaces	1,378	231	1,609
<b>WATER/WASTEWATER</b>			
Gallons/day (GPD) of water use	370,350	-29,445	340,905
GPD water withdrawal	0	0	0
GPD wastewater generation/ treatment	348,606	-51,000	297,606
Length of water/sewer mains (in miles)	0	0	0

<sup>1</sup>Sources: Boston State Hospital (BSH) Single EIR dated 1-3-06 or Boston State Hospital NPC dated 1-18-05

<sup>2</sup>Not studied in ENF or subsequent NPCs <sup>3</sup>Note: Up to 100,900 sf, assuming up to 97,500 sf for the new research and administration facility and 3,400± sf for the renovated multi-functional building. The multi-functional building was assumed to generate zero trips. <sup>4</sup>When trip generation is adjusted based on Boston Transportation

Department mode split data (62% auto, 9% walk/bike, and 29% transit) and local vehicle occupancy adjustments, the expected daily trip generation is reduced to 612 vehicle trips per day.

Does the project change involve any new or modified:

1. conversion of public parkland or other Article 97 public natural resources to any purpose not in accordance with Article 97?    Yes    No
2. release of any conservation restriction, preservation restriction, agricultural preservation restriction, or watershed preservation restriction?    Yes    No
3. impacts on Estimated Habitat of Rare Species, Vernal Pools, Priority Sites of Rare Species, or Exemplary Natural Communities?    Yes    No
4. impact on any structure, site or district listed in the State Register of Historic Place or the inventory of Historic and Archaeological Assets of the Commonwealth?  
Yes    No; if yes, does the project involve any demolition or destruction of any listed or inventoried historic or archaeological resources?    Yes    No
5. impact upon an Area of Critical Environmental Concern?    Yes    No

If you answered 'Yes' to any of these 5 questions, explain below:

**PROJECT CHANGE DESCRIPTION** (attach additional pages as necessary). The project change description should include:

- (a) a brief description of the project as most recently reviewed
- (b) a description of material changes to the project as previously reviewed,
- (c) the significance of the proposed changes, with specific reference to the factors listed 301 CMR 11.10(6), and
- (d) measures that the project is taking to avoid damage to the environment or to minimize and mitigate unavoidable environmental impacts. If the change will involve modification of any previously issued Section 61 Finding, include a proposed modification of the Section 61 Finding (or it will be required in a Supplemental EIR).

#### Description of the Project As Most Recently Reviewed

On January 18, 2005, the Massachusetts Division of Capital Asset Management ("DCAM") filed a Notice of Project Change ("NPC") for the entire 170-acre Boston State Hospital ("BSH") Master Plan, which was followed by a Single Environmental Impact Report ("EIR") filed on January 3, 2006. The Single EIR presented the cumulative impacts of the overall redevelopment of the former Boston State Hospital site consisting of the Olmsted Green project, Massachusetts Biologic Laboratories, Harvard Commons residential project, Massachusetts Audubon Society's Boston Nature Center and Wildlife Sanctuary, and the remaining 19-acres of undeveloped land at the former Boston State Hospital campus.

This Notice of Project Change addresses development on the Massachusetts Biologic Laboratories portion of the site owned by the Worcester City Campus Corporation, c/o University of Massachusetts Medical School, at 460 Walk Hill Street which is within the 170-acre Boston State Hospital Master Plan site. In 2002, the existing Massachusetts Biologic Laboratories project was permitted. MEPA issued a Certificate on the Notice of Project Change dated March 11, 2002, granting a request to extend the DCAM Boston State Hospital Phase I Waiver to allow the Massachusetts Biologic Laboratories project to proceed in advance of the Environmental Impact Report to be completed by DCAM.

MEPA issued a Certificate on the Single EIR on February 17, 2006.